2013 Whitley County Property Tax Report with Comparison to 2012

Legislative Services Agency

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Indiana County

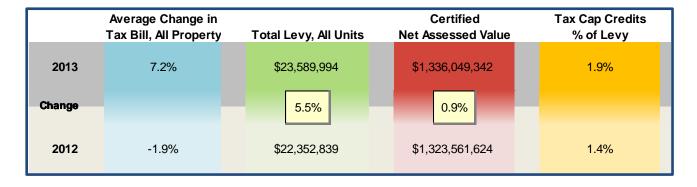
Property Tax Studies

$m{T}$ his report describes property tax changes in Whitley County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there
 were double-digit percentage increases in assessed values, but this time
 assessments were almost unchanged statewide. The difference was trending, which has been adjusting
 assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many
 experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Whitley County.



The total tax bill for all taxpayers in Whitley County increased by 7.2% in 2013. The main reason was a 5.5% increase in the total property tax levy. In this reassessment year, certified net assessed value increased by 0.9%. Tax rates increased because the levy rose more than certified assessments, so tax cap credits as a share of the levy rose from 1.4% in 2012 to 1.9% in 2013.

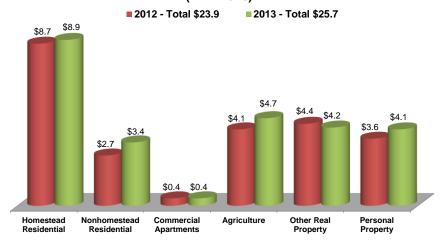
Whitley County homeowners experienced a 4.2% increase in property tax bills in 2013. This was due to an increase in property tax rates, which more than offset a small decrease in homestead net assessed values. Statewide, the average homeowner's tax bill was almost unchanged.

Comparable Homestead Property Tax Changes in Whitley County

	2012 to 2013				
	Number of	% Share			
	Homesteads	of Total			
Summary Change in Tax Bill					
Higher Tax Bill	6,458	64.9%			
No Change	124	1.2%			
Lower Tax Bill	3,371	33.9%			
Average Change in Tax Bill	4.2%				
Detailed Change in Tax Bill					
20% or More	1,747	17.6%			
10% to 19%	1,607	16.1%			
1% to 9%	3,104	31.2%			
-1% to 1%	124	1.2%			
-1% to -9%	2,000	20.1%			
-10% to -19%	736	7.4%			
-20% or More	635	6.4%			
Total	9,953	100.0%			

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



In Whitley County most net property taxes were paid by homestead and business (other real and personal) property owners in 2013. Total net property taxes increased 7.2%, more than the average 2.1% increase statewide. Nonhomestead residential property saw the largest increase, while business real property is the only sector to have decreased taxes.

Property tax rates increased in all 14 Whitley County tax districts in 2013. The average tax rate rose by 4.6% because the levy increase exceeded a small increase in certified net assessed value. Statewide, the average tax rate increased by a similar amount, 4.2%.

The total levies of all government units in Whitley County increased by 5.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Whitley County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pav 2013	Gross AV Change	Net AV Pav 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$1,315,212,799	\$1,296,925,800	-1.4%	\$545,020,460	\$541,209,677	-0.7%
Other Residential	186,763,401	222,677,200	19.2%	186,025,837	221,022,719	18.8%
Ag Business/Land	285,063,000	305,890,700	7.3%	283,035,401	303,439,782	7.2%
Business Real/Personal	703,364,446	692,147,085	-1.6%	471,866,401	475,138,823	0.7%
Total	\$2,490,403,646	\$2,517,640,785	1.1%	\$1,485,948,099	\$1,540,811,001	3.7%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Whitley County's total billed net assessed value increased by 3.7% in 2013. Increases in other residential and agricultural assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change	
1%	\$76,853	\$93,218	\$16,365	21.3%	
2%	242,132	333,442	91,310	37.7%	
3%	0	0	0	0.0%	
Elderly	25,242	62,304	37,062	146.8%	
Total	\$344,227	\$488,964	\$144,737	42.0%	
% of Levy	1.4%	1.9%			

Total tax cap credits in Whitley County were \$488,964, which was 1.9% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Whitley County's average tax rate was less than the median rate

statewide. Most of the tax cap credits in Whitley County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Whitley County increased \$144,737 between 2012 and 2013. Credits as a share of the total levy rose to 1.9% in 2013 from 1.4% in 2012.

Whitley County Levy Comparison by Taxing Unit

						%Change			
						2009 -	2010 -	2011 -	2012 -
Taxing Unit	2009	2010	2011	2012	2013	2010	2011	2012	2013
County Total	21,153,126	21,638,415	22,671,984	22,352,839	23,589,994	2.3%	4.8%	-1.4%	5.5%
Whitley County	5,294,931	4,985,159	5,221,518	5,565,576	5,190,552	-5.9%	4.7%	6.6%	-6.7%
Cleveland Township	178,607	212,080	164,213	123,449	158,530	18.7%	-22.6%	-24.8%	28.4%
Columbia Township	147,048	145,223	145,969	151,476	153,217	-1.2%	0.5%	3.8%	1.1%
Etna Troy Township	43,727	43,425	44,595	47,679	47,319	-0.7%	2.7%	6.9%	-0.8%
Jefferson Township	88,937	87,293	88,897	91,399	116,704	-1.8%	1.8%	2.8%	27.7%
Richland Township	67,032	66,826	68,548	71,424	71,885	-0.3%	2.6%	4.2%	0.6%
Smith Township	102,808	101,760	96,520	337,294	249,296	-1.0%	-5.1%	249.5%	-26.1%
Thorncreek Township	192,440	192,643	192,011	195,469	172,069	0.1%	-0.3%	1.8%	-12.0%
Union Township	69,136	67,928	60,795	66,820	25,130	-1.7%	-10.5%	9.9%	-62.4%
Washington Township	80,175	78,571	79,752	79,178	83,768	-2.0%	1.5%	-0.7%	5.8%
Columbia City Civil City	2,040,780	2,042,195	2,042,917	2,308,000	2,265,455	0.1%	0.0%	13.0%	-1.8%
Churubusco Civil Town	330,939	324,445	403,222	394,708	392,891	-2.0%	24.3%	-2.1%	-0.5%
Larwill Civil Town	22,924	22,882	23,948	23,975	24,964	-0.2%	4.7%	0.1%	4.1%
South Whitley Civil Town	277,311	274,873	274,304	294,674	289,040	-0.9%	-0.2%	7.4%	-1.9%
Whitko Community School Corp	2,012,849	2,174,700	2,540,742	2,220,198	2,513,159	8.0%	16.8%	-12.6%	13.2%
Smith-Green Community School Corp	1,326,596	1,730,609	1,597,969	1,225,718	1,704,280	30.5%	-7.7%	-23.3%	39.0%
Whitley County Consolidated School Corp	7,904,071	7,906,277	8,489,103	8,067,647	9,110,394	0.0%	7.4%	-5.0%	12.9%
Churubusco Public Library	47,183	48,106	49,706	53,192	52,760	2.0%	3.3%	7.0%	-0.8%
Peabody Library	597,707	806,602	745,330	781,118	771,634	34.9%	-7.6%	4.8%	-1.2%
South Whitley Public Library	327,925	326,818	341,925	253,845	196,947	-0.3%	4.6%	-25.8%	-22.4%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0				
Whitley County Redevelopment Commission	0	0	0	0	0			-	-
Columbia City Redevelopment Commission	0	0	0	0	0				

Whitley County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

			Credit Rates						
		•		COIT	CEDIT	CEDIT	LOIT	LOIT	Net Tax Rate,
Dist#	Taxing District	Tax Rate	LOIT PTRC	Homestead	Homestead	Residential	Homestead	Residential	Homesteads
92001	Cleveland Township	1.8924			3.2036%				1.8318
92002	South Whitley Town	2.6891			3.2036%				2.6030
92003	Columbia Township	1.5719			3.2036%				1.5215
92004	Columbia City	2.4183			3.2036%				2.3408
92005	Etna Troy Township	1.3939			3.2036%				1.3492
92006	Jefferson Township	1.4280			3.2036%				1.3823
92007	Richland Township	1.8734			3.2036%				1.8134

Notes: A Taxing District is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The Tax Rate is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The LOIT, COIT, and CEDIT credits are funded by local income taxes.

The Net Tax Rate for Homesteads is calculated by reducing the tax rate by the various credit percentages.

Whitley County 2013 Circuit Breaker Cap Credits

		Circuit Breake					
		(2%)			Circuit		
	(1%)	Other Residential	All Other				Breaker as %
Taxing Unit Name	Homesteads	and Farmland	Real/Personal	Elderly	Total	Levy	of Levy
Non-TIF Total	93,218	331,812	0	61,481	486,512	23,589,994	2.1%
TIF Total	0	1,630	0	823	2,452	2,551,830	0.1%
County Total	93,218	333,442	0	62,304	488,964	26,141,824	1.9%
Whitley County	14,949	52,525	0	12,473	79,947	5,190,552	1.5%
Cleveland Township	587	3,262	0	320	4,170	158,530	2.6%
Columbia Township	883	2,751	0	408	4,042	153,217	2.6%
Etna Troy Township	0	0	0	96	96	47,319	0.2%
Jefferson Township	0	0	0	204	204	116,704	0.2%
Richland Township	0	83	0	68	151	71,885	0.2%
Smith Township	19	1,226	0	662	1,908	249,296	0.8%
Thorncreek Township	0	0	0	570	570	172,069	0.3%
Union Township	58	28	0	21	108	25,130	0.4%
Washington Township	22	0	0	93	116	83,768	0.1%
Columbia City Civil City	29,835	89,355	0	9,122	128,313	2,265,455	5.7%
Churubusco Civil Town	97	6,255	0	1,278	7,631	392,891	1.9%
Larwill Civil Town	3	1,110	0	142	1,254	24,964	5.0%
South Whitley Civil Town	3,415	20,776	0	1,427	25,618	289,040	8.9%
Whitko Community School Corp	5,999	35,649	0	4,255	45,904	2,513,159	1.8%
Smith-Green Community School Corp	130	8,384	0	4,528	13,042	1,704,280	0.8%
Whitley County Consolidated School Corp	31,996	93,545	0	22,785	148,326	9,110,394	1.6%
Churubusco Public Library	4	260	0	140	404	52,760	0.8%
Peabody Library	4,740	13,937	0	2,572	21,249	771,634	2.8%
South Whitley Public Library	480	2,665	0	317	3,462	196,947	1.8%
Whitley County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Whitley County Redevelopment Commission	0	0	0	0	0	0	
Columbia City Redevelopment Commission	0	0	0	0	0	0	
TIF - Columbia City	0	1,630	0	24	1,654	35,121	4.7%
TIF - Union Township	0	0	0	799	799	2,516,709	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.